

**PLANNING AND ZONING
MAY 6, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:46 p.m. on April 15, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Commission Members George Zahn, Ken Olmstead, LuAnn Portugal, and Jeremy Tompkins.

During the Precouncil meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Euless Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Commissioner George Zahn
Commissioner Ken Olmstead
Commissioner LuAnn Portugal
Commissioner Jeremy Tompkins
Hal Cranor, Director of Public Works
Paul Smith, Fire Marshal
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, City Building Official
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Vice Chairman Troy Mennis
Commissioner David Brown

VISITORS:

Philip Kernery
Royal Farris
Doug Kuhn
Maureen Edwards
MD Edwards
Mike Pizzelanti
Nick Padlo
Jim Dewey
Alaa Altufaila
Lisa Warren

Sarah Scott
S. Jacob Scoggins

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Olmstead and the Pledge of Allegiance was given by Commissioner Zahn.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of April 15, 2014.

Commissioner Tompkins made a motion to approve the minutes for called meeting of April 15, 2014. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 2 CASE #14-03-PP – CONSIDER APPROVAL OF A PRELIMINARY PLAT
Consider a request for a Preliminary Plat changing 4.9914 acres of land located in the William G. Matthews Survey, Abstract 1052, at the northeast corner of S. Main Street and S. Pipeline Road to the Silver Crest Addition.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to preliminary plat the 4.9914 acres for twenty-five (25) single family detached dwelling units. The Planning and Zoning Commission held a public hearing on April 1, 2014 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on April 8, 2014.

The plat indicates the setback distances and the modification of lots to further accommodate the Atmos Gas Pipeline easement as required by the conditions of the Planned Development zoning ordinance. The open space lots and masonry wall along the subdivision will be maintained by a home owner's association.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-03-PP. Motion seconded by Commissioner Tompkins. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Portugal, and Tompkins

Nays: Commissioner Olmstead

Abstention: None

The motion carried: (4-1-0)

ITEM 3 CASE #14-09-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Place of Worship located at Glade Crossing Baptist Church Addition, Block A, Lot 3, 208 Nutmeg Lane.

Stephen Cook, Senior Planner, gave a brief description of the case. Life Connection Church is the property owner of an existing 11,620 SF place of worship. They are planning on adding a new 8,032 SF one story sanctuary to the rear of the existing building. The building will be constructed of split face concrete masonry units with baked-in inherent earth tone colors. To break up the wall façade, pilasters of a different color will be placed along the exterior wall face.

With the expansion of the sanctuary, the existing fire lane surrounding the building will be extended to the south to accommodate the new structure. Additional parking and landscaping will be added to the existing site to ensure compliance with Euless regulations. The lighting for the site is designed to illuminate the parking lot, without throwing light to the adjacent residential properties.

The Development Services Group has reviewed the application and has certified that it meets the regulations of the City of Euless. Staff recommends approval.

There were no further questions or comments presented by the Commission.

Commissioner Tompkins made a motion to approve case #14-09-SP. Motion seconded by Commissioner Zahn. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 4 CASE #14-03-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Residential Development proposed to be located on 12.897 acres of the Bradford Adam Survey, Abstract No. 152.

Stephen Cook, Senior Planner, gave a brief description of the case. The Riverwalk Planned Development ordinance specifically requires the approval of a site plan for the development of single family residential uses. Normally applied to multi-family and non-residential development, the site plan process allows city staff, the Planning and Zoning Commission, and the City Council to examine the proposed aesthetic nature and quality of construction details which are usually outside of the typical technical subdivision requirements.

Site Layout: This property is located within the T4b transect sub-zone, which permits both single-family detached and single-family attached (townhomes). Called the Villas at Bear Creek, the builder is proposing to develop R3 type lots with a single-family detached product. The subdivision will contain 60 residential lots with rear entry garages and three (3) open space lots. The R3 lot is 40' x 100' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 4,000 s.f. lots must be a minimum of 1,700 s.f., with the minimum average size of 2,000 s.f. The alleys will be private, and along with the masonry screening walls, entryway features, and common areas, will be maintained by a homeowner's association. The horseshoe shaped subdivision will have two (2) entrances off of a new street that will be built on the south side of the subdivision between Minter's Chapel Road and Bear Creek Pkwy. Within the existing right of way, Minter's Chapel Road will be built to connect to Midway Drive. Located on the east and south sides of the middle area of the subdivision are open spaces with 8' sidewalk trails that will serve as a pocket park for the residents and will give the appearance that the adjacent homes have large front yards. Each of the individual residential lots in the front will have a six foot (6') sidewalk that is constructed within a nine foot (9') parkway.

Pedestrian Connectivity: These six foot (6') sidewalks will connect to the internal trail system within the Villas subdivision. A sidewalk will extend south from this new subdivision on the east side of Bear Creek Parkway that will connect into the trail within NRP's Preserve (The Preserve) at Bear Creek Urban Loft development to the south. A pedestrian crossing is being developed to connect The Preserve trail to the west side of Bear Creek Parkway, where a trail is being developed as part of Lennar's Dominion single-family detached subdivision, on the south side and north side of Midway Drive. Additionally, the City of Euless intends to make a new trail connection along the creek between the Riverwalk development and the Euless Family Life Center. The open spaces internal to the subdivision and along the greenway will be irrigated through the City of Euless reclaimed water system and be maintained by the subdivision's homeowner's association.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to Midway Drive, Bear Creek Parkway, and Minter's Chapel Road. No screening wall will be constructed on the south side of the new subdivision at this time. NRP has the option to purchase the remaining undeveloped land to the south in order to develop Phase Two (2) of the Preserve at Bear Creek.

Signage: Primary monument signage with enhanced landscaping will be installed at Bear Creek Parkway and Midway Drive. Additional minor monument signage will be located at Minter's Chapel Road and Midway Drive, as well as Bear Creek Parkway and the new street on the south side of the new subdivision.

Street Trees: One of the unique opportunities within the Riverwalk single-family development, is the inclusion of street trees throughout the subdivision. The developer will install a variety of species types along the block lengths which are in front of the single family homes. The trees will be placed within the nine foot (9') wide parkway which is part of the required street frontage for these lot types. The street trees will account for the required two trees per lot. Individual homeowners will be required to maintain the trees in their yards as well as the parkway. The street tree species have been selected to grow in a vertical – single trunk and will be able to be pruned in such a way as to not interfere with the passage of emergency vehicles down the streets. Placement of the trees is slightly staggered to accommodate for driveways and street lighting instruments.

Housing Quality: The Riverwalk PD establishes high quality architectural and design standards for all buildings types throughout the development. In addition to Euless' standard masonry percentage and type requirements, the residential builder is required to provide architectural details for each individual house construction plan. These plans include the front façade, as well as the sides. An example of the quality of the standards is a requirement that there is continuation of the secondary masonry materials, such as stonework, along the first several feet of the side walls of the homes. Additionally, architectural elements such as proportional windows that are taller rather than wide, and roof treatments such as gabling, are required to be continued onto the sides of the homes. The applicant has provided examples of typical home type elevations. To ensure compliance with the ordinance, staff will require that a checklist of compliant design elements be submitted with each building plan for building permit review. Prior to the submittal of any plans to the city, the Bear Creek Property Owner's Association will review plans to ensure compliance with the PD.

The applicant has worked extensively with the city to ensure that the various design goals for the Riverwalk as a master planned community are reflected in the application as presented. The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-03-SP. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Portugal, and Tompkins

Nays: Commissioner Olmstead

Abstention: None

The motion carried: (4-1-0)

ITEM 5 CASE #14-01-PP – CONSIDER APPROVAL OF A PRELIMINARY PLAT
Consider a request for a Preliminary Plat of 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to Lots 1-37, A, Block J, Lots 1-23, A, Block K, and Lot A, Block L.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to preliminary plat the 12.897 acres for sixty (60) single family detached dwelling units. The Planning and Zoning Commission considered approval of a site plan (#14-03-SP) on May 6, 2014 for the proposed Villas at Bear Creek subdivision.

The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-01-PP. Motion seconded by Commissioner Tompkins. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Portugal, and Tompkins

Nays: None

Abstention: Commissioner Olmstead

The motion carried: (4-0-1)

ITEM 6 CASE #14-10-SP – CONSIDER A REQUEST FOR A SITE PLAN
Approve a request for a Site Plan for Commercial Development proposed to be located on 6.138 acres in the John J. Havens Survey, Abstract No. 685, portion of Tract 2A and the J. Doss Survey, Abstract No. 441, portions of Tracts 6 and 6A.

Stephen Cook, Senior Planner, gave a brief description of the case. Dave & Busters is an entertainment venue featuring an arcade midway, restaurant, sports bar, and conference/meeting space. Because a majority of the revenues are derived from the arcades, the City Council approved a Specific Use Permit on April 22, 2014 that established land use entitlement for the arcade use within the Glade Parks Development. The specific location would be 6.138 acres on the west side of Rio Grande Boulevard just south of the intersection with Rio Grande and Chisholm Trail.

Located immediately south of the proposed central promenade area, the applicant proposes to construct a 40,600 SF structure which would employ between 140 - 160 employees.

This proposed project is a single development that is part of a 200 acre master planned mixed use development. Access to the entertainment venue will be provided from several locations. Two (2) drives will be established off of Rio Grande Blvd., as well as off of Brazos Boulevard. The applicant proposes ample parking for the site. Landscaping will exceed the minimum standards of the Glade Parks Planned Development Ordinance. The facades of the building meet the architectural intent of the Glade Parks original vision, while also enabling primary use of Dave and Buster's signature colors and design that establishes the company's strong national market identity.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-10-SP. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 7 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-07-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Pet Crematory located in the Kitty House Survey, Abstract No 678, Tract 1B3, 2215 W. Pipeline Road and approve Ordinance No. 2032.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mike Pizzelanti received SUP approval in August 2006 to begin operating a pet crematorium known as All Paws Go to Heaven. The applicant intends to purchase the business from Mr. Pizzelanti, continue to use the business name, and operate the crematorium under the same conditions that have existed since the original SUP was approved. The change in ownership triggers consideration of a new SUP. The site conditions of the use including all relevant permitting from the Texas Commission on Environmental Quality (TCEQ)

will be required. Staff has researched the permit for All Paws Go to Heaven and that entity has reported continued compliance with the permit.

The Development Services Group has determined that the application is compliance with technical requirements and recommends approval with the following conditions:

- a. Tied to the business owner, Nicholas Padlo; and,
- b. Tied to the business name, All Paws Go to Heaven, LLC; and,
- c. All activities shall be confined to the interior of the structure; and,
- d. No specimens allowed to be on the premises longer than twenty-four (24) hours; and,
- e. All animals awaiting cremation to be held in freezers; and,
- f. An emergency secondary power source be provided; and,
- g. No direct drop off of specimens; and,
- h. The business owner shall report any violations or enforcement actions taken by any state or federal agencies regarding the operation of the business; and,
- i. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

There were no further questions or comments presented by the Commission.

Commissioner Tompkins made a motion to approve case #14-07-SUP with the conditions as stated. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (5-0-0)

ITEM 8 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-06-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE
Receive public input regarding the request for a Specific Use Permit for Automotive Repair and Tire Shop located on Oakwood Terrance Addition, Block 1, Lots A41R and A42R, 407 W. Euless Boulevard and approve Ordinance No. 2031.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Planning and Zoning Commission held a public hearing on December 18, 2012 and the City Council approved a Specific Use Permit for Automotive Repair and Tire Shop at this location on January 22, 2013. The initial Specific Use Permit was for a period of one year to be renewed the following year. Mr. Al-Tufaila has brought forward the SUP for renewal. Since last year, the property owner has increased areas of landscaping, repaved over the failing asphalt in the parking lot, addressed leaking auto liquids on the property and the business owner has removed the lifts from the front of the property. The business owner has worked with the City's Code Compliance Division to address any concerns the City and surrounding business owners have put forward in the maintenance of his business. Because there have been a few compliance issues with code and S.U.P. conditions during the first year of operation, staff is recommending that the SUP be valid again for one (1) year. Specifically, there had been a few occasions that work was being performed exterior to the building and cars were stored outdoors within view of public right-of-way.

The business owner intends to continue the following services: tire service, exhaust system service, light auto repair and maintenance, and state inspections. The building contains three (3) service bays with overhead doors. All work is required to be completed interior to the building and no vehicles will be stored exterior to the building overnight. Business hours remain from 8 am to 6 pm Monday through Friday and the shop employs three (3) to four (4) people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

Automotive Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, Mr. Alaa Al-Tufaila; and,
- b. The Specific Use Permit is tied to the business name State Inspection and Tires Shop; and,
- c. The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted); and,
- d. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- e. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- f. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-06-SUP with the conditions as stated. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 7:05 p.m.

Chairman McNeese

Date